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August 12, 2009

Town of New Windsor Planning Board
555 Union Ave.
New Windsor, NY 12553

Re: Windsor Gate Plaza
1124 Rt. 94
Rhoda & Sandy Ciancio
Site Plan Approval

Dear Planning Board Members:

I am writing this memo as requested, explaining the need to obtain re-approval from the Planning Board.

The original Windsor Gate Plaza Site Plan was approved in August 2006 by your Board. When our firm was retained as Architects for the project, we saw several deficiencies with the site design.

While keeping the size of the building the same and the pavement perimeter the same, we submitted to your Board a revised Site Plan which was approved by your Board.

We proceeded to prepare our construction documents in order to commence construction in 2007. Several committed tenants withdrew their commitments and the beginning of the tenuous nature of the banking industry led the Cincios to put the project on hold.

Whether their decision not to begin construction at that time was fortuitous or not, the ensuing next few years proved to be calamitous to the real estate market and industry. According to the Cincios, they are beginning to see "light at the end of the tunnel" in terms of the market turnaround.

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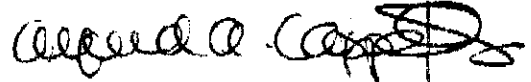
Their plans are to obtain their updated approvals by the Planning Board this fall/winter, commence construction sometime late spring/early summer of 2010 and perhaps be ready for early 2011 occupancy.

While the Ciances are still cautiously optimistic, they've put a lot of time, effort and money into the project thus far. They also understand that the aesthetic and physical condition needs attention, and some work needs to be done to the existing building and site.

The Site Plan, its configuration, size, etc., has not changed from our last approved submission. We are thereby requesting to be placed on your next available Planning Board Agenda (or workshop) to discuss this project with the Board.

If you have any questions, please do not hesitate to call.

Very truly yours,



Alfred A. Cappelli, Jr.
Architect

AAC/dc
cc: Rhoda & Sandy Ciano